

Time Insurance 1 – C14-04-0030  
Time Insurance 2 – C14-06-0117

# Late Backup

## General requirements applicable to the entire property

- Maximum number of residential dwelling uses is 65 or 100 units if built using VMU building standards.
- Maximum of 75,000 sq. ft. of non-residential uses [(no more than 50,000 sq. ft. on tracts abutting East Riverside Drive (Tracts A & B)].
- Auto related uses are prohibited (sales, repair, washing, rental or service station).
- Pawn shop services use is prohibited.
- Drive-in (drive-through window) prohibited with commercial uses.
- 25 foot vegetative buffer adjacent to existing residential uses, providing for additional trees to be planted within the buffer area.
- Compliance with Commercial Design Standards sidewalks and streetscapes.
- No access to Summit Street or Manlove Street.
- Maximum one driveway allowed to IH-35 and two driveways to E. Riverside Drive.
- 2000 vehicle trip limit, unless a TIA is submitted and approved by WPDR Dept.
- Two Star Green Building rating for all residential or commercial development
- 25% of total roof area will be a green (green roof).
- All structures will use the same building materials on all sides of a structure
- Commercial spaces may be finished out with either office or retail uses.
- Dumpsters contained within the buildings.
- Parking structure limited to a maximum two levels above grade and not higher than the existing grade of the adjacent residential properties.
- Mechanical equipment screened.
- 100% replacement of protected trees.
- Maximum 85% impervious cover.

## Tract A (easternmost tract along East Riverside Drive)

- Maximum number of residential dwelling uses is 45 or 65 units if built using VMU building standards.
- Maximum of 35,000 sq. ft. of non-residential uses

## Tract B (middle tract)

- Maximum number of residential dwelling uses is 40 or 50 units if built using VMU building standards.
- Maximum of 25,000 sq. ft. of non-residential uses

## Tract C (south tract along IH-35)

- Residential uses prohibited.
- Maximum of 35,000 sq. ft. of non-residential uses
- IH-35 tract (Tract C) shall not exceed a building height of 2-stories and must include underground parking.



N.T.S.



AREA OF 25'  
COMPATIBILITY  
BUFFER AND PORTION  
OF PROPERTY NOT TO  
BE EXCAVATED.

EXHIBIT B

*Thruway Design*  
2807 MANICACCA RD. BLDG. 2 • AUSTIN, TEXAS 78704 • (512) 476-4456  
**LAND PLANNERS**

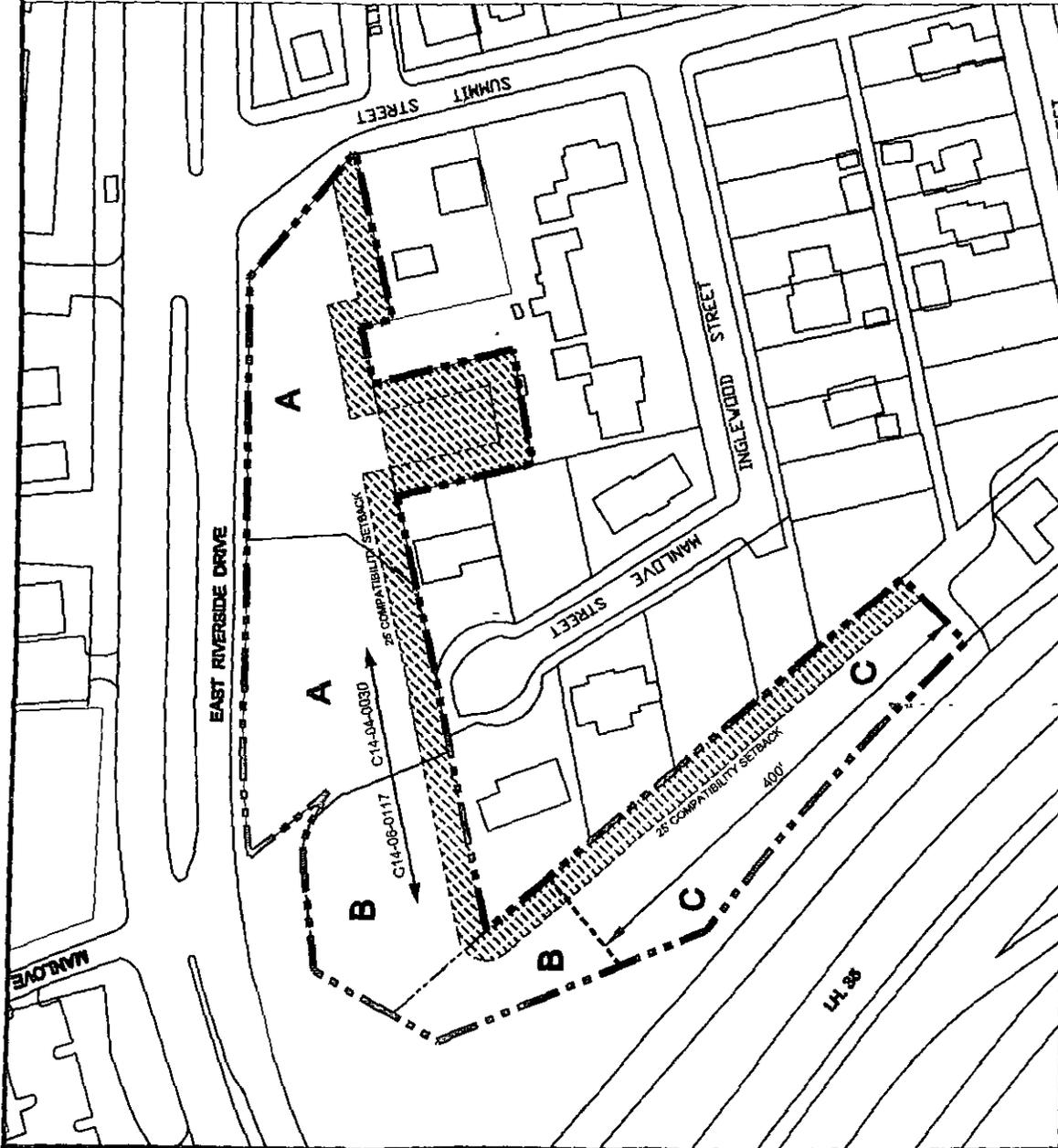


EXHIBIT FOR ZONING CASES C14-04-0030 & C14-06-0117

EAST RIVERSIDE DR., AUSTIN, TX